
SUMMARY

101

ITEMS INSPECTED

11

MAINTENANCE ITEM

39

RECOMMENDATION OR
SAFETY UPGRADE

6

ACTION ITEM OR FURTHER
REVIEW

This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

- ⊖ 2.2.1 BUILT-IN APPLIANCES - DISHWASHER: DW Inoperable 2
 - ⊖ 2.3.1 BUILT-IN APPLIANCES - RANGES/COOKTOP: Gas Burner Inop
 - ⊖ 2.3.2 BUILT-IN APPLIANCES - RANGES/COOKTOP: Convection Fan - Inoperable
 - ⊖ 3.1.1 PLUMBING SYSTEM - INTERIOR DRAIN, WASTE AND VENT SYSTEMS: S Trap
 - ⊖ 3.1.2 PLUMBING SYSTEM - INTERIOR DRAIN, WASTE AND VENT SYSTEMS: Air admittance valve missing
 - ⊖ 3.2.1 PLUMBING SYSTEM - FAUCETS, VALVES AND CONNECTED FIXTURES: Tub - Stopper Inop
 - ⊖ 3.2.2 PLUMBING SYSTEM - FAUCETS, VALVES AND CONNECTED FIXTURES: Missing shut off handle
 - ⊖ 3.6.1 PLUMBING SYSTEM - WATER HEATER(S), FLUES AND VENTS: TEMP- High
 - 🔧 3.6.2 PLUMBING SYSTEM - WATER HEATER(S), FLUES AND VENTS: NO Leak Pan
 - ⊖ 3.6.3 PLUMBING SYSTEM - WATER HEATER(S), FLUES AND VENTS: Rust -WH stubs
 - ⊖ 3.7.1 PLUMBING SYSTEM - TEMPERATURE AND PRESSURE RELIEF (TPR) VALVE: T&P - PVC
 - ⚠️ 4.4.1 ELECTRICAL SYSTEMS - BRANCH CIRCUIT CONDUCTORS: Aluminum Branch*
 - ⊖ 4.4.2 ELECTRICAL SYSTEMS - BRANCH CIRCUIT CONDUCTORS: Exposed Romex
 - ⊖ 4.5.1 ELECTRICAL SYSTEMS - JUNCTION BOXES (Observable): Open Junction Box
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- ⊖ 4.6.1 ELECTRICAL SYSTEMS - CONNECTED DEVICES AND FIXTURES (Representative number, excluding low-voltage items): Door Bell Inop
 - 🔧 4.6.2 ELECTRICAL SYSTEMS - CONNECTED DEVICES AND FIXTURES (Representative number, excluding low-voltage items): Recep - Damaged Cover
 - 🔧 4.6.3 ELECTRICAL SYSTEMS - CONNECTED DEVICES AND FIXTURES (Representative number, excluding low-voltage items): Recep - Weather proof cover
 - ⊖ 4.6.4 ELECTRICAL SYSTEMS - CONNECTED DEVICES AND FIXTURES (Representative number, excluding low-voltage items): No Switched Light
 - ⊖ 4.6.5 ELECTRICAL SYSTEMS - CONNECTED DEVICES AND FIXTURES (Representative number, excluding low-voltage items): Can light
 - ⊖ 4.9.1 ELECTRICAL SYSTEMS - OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS): GFCI - Inoperable
 - 🔧 4.9.2 ELECTRICAL SYSTEMS - OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS): GFCI - Upgrade 1
 - 🔧 4.9.3 ELECTRICAL SYSTEMS - OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS): MORE THAN 1 GFCI
 - ⊖ 5.5.1 HEATING EQUIPMENT - DISTRIBUTION SYSTEMS (including ducts and piping, with supports, insulation, air filters, registers): *Asbestos Ducts
 - ⚠️ 6.1.1 COOLING EQUIPMENT - COOLING AND AIR HANDLER EQUIPMENT: Condenser - Inoperable
 - ⊖ 6.2.1 COOLING EQUIPMENT - CONDENSATE HANDLING EQUIPMENT: Condensation Vent low/missing
 - 🔧 7.2.1 FIREPLACES - FIREPLACES (including Gas/LP firelogs) AND CHIMNEYS: Chimney crown/cap cracked
 - ⊖ 7.2.2 FIREPLACES - FIREPLACES (including Gas/LP firelogs) AND CHIMNEYS: CHIMNEY SWEEP - Excessive Creosote
 - ⊖ 7.2.3 FIREPLACES - FIREPLACES (including Gas/LP firelogs) AND CHIMNEYS: Cracks - in Firebox
 - ⊖ 7.2.4 FIREPLACES - FIREPLACES (including Gas/LP firelogs) AND CHIMNEYS: Gaps - Seal
 - ⊖ 7.2.5 FIREPLACES - FIREPLACES (including Gas/LP firelogs) AND CHIMNEYS: Chimney-Mortar Joint Gaps
 - ⊖ 7.3.1 FIREPLACES - DAMPER AND/OR DAMPER CLAMP: Damper Clamp - none
 - ⊖ 8.3.1 FIRE/SAFETY - AUTO CLOSER (GARAGE DOOR): Closer - None
 - ⊖ 8.4.1 FIRE/SAFETY - FIRE WALL: Firewall - Recessed Lights
 - ⚠️ 9.2.1 INTERIORS - INTERIORS - General and Visual Mold Assessment : LEAD PAINT
 - ⊖ 9.2.2 INTERIORS - INTERIORS - General and Visual Mold Assessment : Asbestos - drywall/flooring
 - ⊖ 9.3.1 INTERIORS - CEILINGS: Stains - Dry under roof
 - ⊖ 9.12.1 INTERIORS - Cabinet drawer: Bedroom cabinet
 - ⊖ 10.5.1 EXTERIOR - WALL SIDING FLASHING AND TRIM: Patio - Slab covers screed
 - ⊖ 10.9.1 EXTERIOR - WINDOWS (frames, panes, screens): Fogged windows
 - 🔧 10.9.2 EXTERIOR - WINDOWS (frames, panes, screens): Screens - Torn, Worn, Miss Screens
 - ⊖ 10.10.1 EXTERIOR - DRIVEWAYS, PATIOS, WALKWAYS: Pathway - Trip Hazard
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- ⊖ 10.12.1 EXTERIOR - FENCE, LANDSCAPE WALLS, BOUNDARY WALLS: Fence Leaning
 - ⊖ 10.12.2 EXTERIOR - FENCE, LANDSCAPE WALLS, BOUNDARY WALLS: Gate - Repair/Replace
 - 🔧 10.12.3 EXTERIOR - FENCE, LANDSCAPE WALLS, BOUNDARY WALLS: Wood Fence 20+, Aged
 - ⊖ 10.13.1 EXTERIOR - SAFETY GLASS: Windows - Low non-safety
 - ⚠️ 11.2.1 ROOF - ROOF COVERINGS (Surface of roofing materials): Limited Life remaining
 - ⚠️ 11.2.2 ROOF - ROOF COVERINGS (Surface of roofing materials): Shingle over Wood Shake
 - ⊖ 11.3.1 ROOF - FLASHINGS/ROOF PENETRATIONS: Sealant Cracked - Vents
 - ⊖ 11.3.2 ROOF - FLASHINGS/ROOF PENETRATIONS: CHIMNEY FLASHING - LOOSE
 - 🔧 11.6.1 ROOF - ROOFING DRAINAGE SYSTEMS (Rain Gutters, Scuppers): DOWNSPOUT EXTENSION
 - 🔧 11.6.2 ROOF - ROOFING DRAINAGE SYSTEMS (Rain Gutters, Scuppers): Gutters- Clean
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13.2.1 INSULATION AND VENTILATION - INSULATION AND VAPOR RETARDERS (in unfinished spaces):
Compressed
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13.2.2 INSULATION AND VENTILATION - INSULATION AND VAPOR RETARDERS (in unfinished spaces):
Insulation - distribute
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13.2.3 INSULATION AND VENTILATION - INSULATION AND VAPOR RETARDERS (in unfinished spaces):
Insulation W/ Paper Up
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13.2.4 INSULATION AND VENTILATION - INSULATION AND VAPOR RETARDERS (in unfinished spaces):
Insulate skylight
 - 🔧 13.3.1 INSULATION AND VENTILATION - VENTILATION OF ATTIC: Vent - screen damaged

1: INSPECTION DETAILS